

Kerala Gazette No.35 dated 7th September 2010.

PART I



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G . O. (Ms.) No. 184/2010/LSGD. *Dated, Thiruvananthapuram, 20th August 2010.*

WHEREAS, the Government have, vide notification issued under G.O. (Ms.) No. 261/76/ LA. & SWD dated 27th October, 1976 and published as S.R.O. No.1119/1976 in the Kerala Gazette Extraordinary No. 620 dated 3rd November 1976 sanctioned the Trivandrum Medical College Area Development Scheme, under Section 4 of the Travancore Town and Country Planning Act, 1120 ;

AND WHEREAS, it is required to further vary the said scheme for the purpose of making the Scheme compatible to the present development scenario to the extent possible as an immediate measure, until the scheme is further varied after detailed studies ;

Now, THEREFORE, in exercise of powers conferred by Section 12 of the Travancore Town and Country Planning Act, 1120 the Government of Kerala hereby propose to issue a notification varying the said Town Planning Scheme to the extent required, a draft of which is appended as required by Rule 11 of the Travancore Town and Country Planning Rules, 1953 ;

Notice is hereby given that the said draft will be taken up for consideration within sixty days from the date of notification and any person interested in the Scheme may submit in writing, his opinion, if any, thereon within the said date. Any person concerned with or affected by the proposed notification shall submit his objections and suggestions if any in writing to the Town Planner, Regional Town Planning Office (on behalf of the Secretary to Government, Local Self Government Department) on or before the date specified. Copy of the Maps and notification will be available for verification at the office of the Town Planner, Regional Town Planning Office, Thiruvananthapuram, Thiruvananthapuram Corporation Office and Thiruvananthapuram Development Authority Office.

AMENDMENT

In exercise of the powers conferred by Section 12 of the Travancore Town and Country Planning Act, 1120, the Government of Kerala hereby vary the Trivandrum Medical College Area Development Scheme, sanctioned under Section 4 of the said Act issued under G.O. (Ms.) No. 261 / 76 / LA & SWD dated 27th October, 1976 and published as S.R.O. No. 1119/76 in the Kerala Gazette Extra ordinary No. 620 dated 3rd November, 1976 to the extent as indicated below, namely :—

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In the said scheme- (i) under the sub heading “5. Responsible Authority” for the entries the following entries shall be substituted, namely:—

“The Thiruvananthapuram Corporation shall be the responsible authority for the implementation of the scheme”;

(ii) the sub heading “6. Estimate of the Cost” and the entries thereunder shall be omitted,—

(iii) for the sub heading “8. Zoning and Reservation” and the entries thereunder the following shall be substituted, namely: —

“8. Zoning and Reservation

1. All future developments shall be in conformity with the provisions of the Trivandrum Medical College Area Development Scheme. All future construction within the planning area boundary prescribed in the scheme shall also conform to Kerala Municipality Building Rules in force, the Coastal Zone Regulations and other statutes applicable.

2. For the implementation and enforcement of the proposals envisaged in the Development Plan, areas have been zoned under various uses such as Agricultural (Land as defined in Schedule-I), Commercial, Public and Semi-public, Residential-I, Residential-II, Planned Residential, Mixed use, Medical College Campus, Area for acquisition for the expansion of Medical College Campus (Land as defined in Schedule-II), T.B Sanitorium Campus, Air Force Command Area etc. The respective zones are shown in the accompanying Map (GLS/3 V.1) using suitable colour notations. Details regarding the nature of uses “permitted” uses “Restricted” and uses prohibited in each zone are given in the accompanying sheets.

3. Uses “Permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for the particular use. Such cases have to be individually studied based on the performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.

4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings / structures or any other matter specifically mentioned in these regulations.

5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones.

7. General Guidelines

7.1 Large Scale development proposals in an area not less than 1 Ha. exceeding an investment of Rs. 25 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 250 may be permitted in all zones subject to the recommendation of a committee to be constituted by the Government for this purpose, under the chairmanship of the Secretary, Local Self Government Department, consisting of the Chief Town Planner of Kerala State Town and Country Planning Department, the Town Planner, District Office of the Kerala State Town and Country Planning Department, Thiruvananthapuram, Secretary, Corporation of Thiruvananthapuram, and satisfying the following conditions:

- (a) The developer shall project-cum-feasibility report and Environmental Impact Assessment Report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
- (b) The developer shall produce before the committee all required clearances from the State and Central Government agencies concerned.
- (c) Adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his cost.
- (d) Adequate Memorandum of Understanding between the developer and the Secretary, Thiruvananthapuram Corporation shall be undertaken to bring this into effect.
- (e) The maximum Floor Area Ratio shall be 1.50 and minimum access width shall be 12 m.
- (f) The project shall be completed within a period of 3 years if not specified otherwise.
- (g) The Town Planner, Thiruvananthapuram District shall be the convener of the committee.

7.2 Land to a depth of 100 m. on the northern boundary (both existing and proposed) of the Medical College campus only residential buildings of maximum three floors shall be permitted.

7.3 Land to a depth of 10 metres on the bank of Aakkulam lake and to a depth of 7.5 metres on the bank of canals on the scheme boundaries shall be construction free zones.

(iv) under the sub-heading “9. Acquisition of Land” for the entries the following entries shall be substituted, namely:—

“The land to be acquired immediately for the expansion of Medical College campus is detailed in Schedule II”;

(v) under the sub-heading “11. Roads and Streets” for the entries the following shall be substituted, namely:—

Subject to the provisions of the scheme, all roads except Ulloor - Kesavadasapuram Road, Ulloor-Sreekaryam road, Ulloor-Aakkulam road, Ulloor-Kumarapuram road, Medical College-Murinjapalam Road, Poonthi Road and the Road starting from KIMS Hospital to Airforce Command Area shall be constructed by the authority on the lines shown in the map kept in the office of the Responsible Authority provided that reasonable modification in the alignment of roads may be made by the Responsible Authority with the approval of the Chief Town Planner.

The proposed width of five important roads of the scheme area is furnished below. For these roads the widening is effected by equal distance from the Central Line of the existing roads :

Kesavadasapuram-Ulloor Road	—27.00 m.
Ulloor-Sreekaryam Road	—27.00 m.
Ulloor-Aakkulam Road	—21.00 m. from Ulloor Jn. to the proposed Beach Road Jn. and 18.00 m. for remaining length
Ulloor-Kumarapuram Road	—18.00 m.
Medical College-Murinjapalam Road and	—18.00 m.
Poonthi Road	—21.00 m.
Road starting from KIMS Hospital to Airforce Command Area	—16.00 m.

(vi) under the sub-heading “14. The building line in respect of all roads and streets shall be as specified below” for the entries thereunder the following shall be substituted, namely:—

“The building line in respect of all roads and streets and off-street parking of vehicles shall be as specified in Kerala Municipality Building Rule, 1999”.

SCHEDULE I

LAND RESERVED FOR AGRICULTURAL USE

The details of survey numbers included in this zone are furnished below:

Kadakampally Village

1443(p), 1444(p), 1445(p), 1446(p), 1483(p), 1484(p), 1485(p), 1487(p), 1488(p), 1489(p), 1490(p), 1495, 1496(p), 1498(p), 1500, 1635 and 1636.

Cheruvackkal Village

822(p), 823, 824(p), 825(p), 830, 831, 832, 833(p), 834, 835, 836, 837, 838(p), 844, 845, 846, 847(p), 848, 849, 850, 851, 852, 853, 855, 856, 857, 858, 859(p), 861, 876, 878, 879, 881, 882, 883, 884, 885, 886(p), 889(p) and 906(p).

945(p), 946, 947(p), 948(p), 949(p), 950, 951(p), 952(p), 953(p), 954(p), 957(p), 958(p), 959, 960, 961(p), 962(p), 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 981, 988, 989, 990, 991, 992, 993, 994(p), 995(p), 996(p), 997(p), 998(p), 999(p).

1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012(p), 1013(p), 1014(p), 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030(p), 1033(p), 1034(p), 1035, 1036, 1037, 1038, 1039, 1040, 1041(p), 1042(p), 1043(p), 1045(p), 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066(p), 1067(p), 1068(p), 1069(p), 1070(p), 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088(p), 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100.

1101, 1102, 1103, 1104, 1105, 1106(p), 1107(p), 1110(p), 1111, 1112, 1113, 1114, 1115, 1116(p), 1117(p), 1120, 1121, 1122(p), 1123(p), 1124(p), 1125, 1126, 1127, 1128, 1131(p), 1132, 1133, 1134(p), 1135(p), 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1149(p), 1150(p), 1173(p), 1175(p), 1178(p), 1181(p), 1182, 1183, 1184, 1187, 1194, 1195, 1196, 1197, 1198(p), 1200(p), 1201(p), 1202(p), 1203(p) and 1211(p).

2092(p), 2093, 2094, 2095, 2096, 2097, 2098, 2122(p), 2124, 2125, 2126, 2128(p).

SCHEDULE II

LAND PROPOSED FOR ACQUISITION FOR THE
EXPANSION OF MEDICAL COLLEGE CAMPUS

Cheruvakkal Village

690(p), 691, 692, 693, 694, 695, 696, 697, 698, 699(p), 700(p), 701(p), 702(p), 703, 704, 705, 709, 710, 711, 712(p), 715, 716(p), 717(p), 733(p), 734(p), 735(p), 741(p), 742(p), 760(p), 761(p), 774(p), 775(p), 776(p), 788(p), 789(p), 790(p), 791(p), 792, 793, 794(p), 795(p), 797(p), 798(p), 799 and 800.

712(p), 713, 714(p), 718(p), 719(p), 731, 732(p), 736(p), 737, 738, 739, 740(p), 743, 744(p), 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760(p), 761(p), 762(p), 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773(p), 775(p), 776(p), 777, 778, 779, 780(p), 781, 782(p), 784(p), 785, 786, 787 and 788(p)

818(p) and 819(p).

Madathuvilakom Village

801(p), 7(p), 9(p) and 10(p).

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or Light industries permissible in Residential zones

1. Production of Copra
2. Processing of Arecanut
3. Rice and Flour Mills
4. Processing of cardamom, ginger, pepper etc.
5. Production of Khandsari from sugar-cane
6. Carrying and preservation of fruits and production of Jam, Jelly etc.
7. Processing and preservation of Cashew nuts
8. Bakeries
9. Production of Dairy Products
10. Oil Mills (Vegetables)

11. Manufacture of Hydrogenated oil
12. Manufacture of “aval” (Beaten rice) appalam
13. Production of Vinegar
14. Manufacture of soda, water, lemonade etc.
15. Manufacture of Ice
16. Manufacture of Icecream.
17. Processing, packing and distribution of Tea
18. Processing, grinding, packing and distribution of Coffee
19. Manufacture of Syrup
20. Manufacture of Beedi
21. Manufacture of Cigar
22. Manufacture of Tobacco snuff
23. Manufacture of chewing Tobacco
24. Cotton ginning, cleaning, pressing etc.
25. Cotton spinning other than in Mills
26. Cotton spinning and weaving in Mills
27. Dyeing and Bleaching of cotton
28. Cotton weaving in power looms
29. Handloom Weaving
30. Khadi Weaving in Handloom
31. Printing of Cotton Textiles
32. Manufacture of Cotton thread, Rope twine etc.
33. Jute Spinning
34. Manufacture of jute products including repairing of gunny bags
35. Weaving of silk by handloom
36. Manufacture of hosiery goods
37. Making of embroidery products

38. Tailoring
39. Manufacture of Quilts and Mattresses
40. Manufacture of Coir and Coir products
41. Manufacture and assembling of umbrellas and production of spare parts of Umbrellas
42. Repairing of Umbrellas
43. Manufacture of wooden furniture and fixtures
44. Manufacture of structural wooden goods such as doors, beams etc.
45. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
46. Manufacture of wooden utensils, photo frames, toys etc. and photo framing
47. Cane industry including baskets, weaving etc.
48. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
49. Manufacture of paperboard and paper by hand
50. Making of paper boxes, bags, envelopes etc.
51. Printing and publishing of newspapers and periodicals
52. printing and publishing of books
53. Miscellaneous printing works including type cutting, book binding
54. Manufacture and repairing of leather shoes and chappals
55. Manufacture of leather products such as suitcase, bag etc.
56. Vulcanising and repairing of tyres and tubes
57. Manufacture of rubber gloves
58. Manufacture of agarbathi and other cosmetics.
59. Manufacture of plastic products such as name plates etc.
60. Manufacture of lemongrass oil, candles etc.
61. Manufacture of cement products such as well-keros, tube, closets etc.

62. Manufacture of stonewares
63. Manufacture of stone images
64. Manufacture of chinawares and crockery
65. Manufacture of clay models
66. Manufacture of Agricultural implements, screws etc. (Blacksmith and foundry)
67. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
68. Manufacture of small machine tools and machine parts
69. Manufacture of sewing machine parts and assembling and repairing of sewing machine
70. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
71. Manufacture and repairing of electricals
72. Charging and repairing of batteries
73. Repairing of Radios, microphones etc.
74. Manufacture and repairing of motor engine parts and accessories
75. Manufacture of cycles, parts and accessories
76. Repairing of photographic equipments, spectacles etc.
77. Repairing of watches and clocks
78. Manufacture of Jewellery
79. Manufacture, repair and tuning of musical instruments
80. Manufacture of sports goods, balloons etc.
81. Ivory, carving and ivory works.

By order of the Governor,

S. M. VIJAYANAND,
Principal Secretary to Government.
